

**Minutes
Bar Harbor Planning Board
October 3, 2007**

*Members present: Kay Stevens-Rosa, Chair; Jennifer Booher, Vice-Chair; Mike Gurtler;
Kevin Cochary;*

*Also present: Anne Krieg, Town Planner; Angie Chamberlain, Code Enforcement Officers;
Kris Hultgren, Staff Planner;*

I. CALL TO ORDER — 5:34 p.m.

II. EXCUSED ABSENCES

III. ADOPTION OF THE AGENDA

Ms. Booher made a motion to adopt the agenda. Mr. Gurtler seconded and the board voted unanimously on the motion.

IV. APPROVAL OF MINUTES

No minutes to approve

V. REGULAR BUSINESS

A. Stratex Report: Lissa Robinson Presentation, “Impact on Groundwater of Future Development in the Hadley Point Area of Bar Harbor”

Lissa Robinson introduced the Stratex report that studied the impact on groundwater of future development in the Hadley Point Area of town. She discussed the objectives of the report that included analyzing the groundwater quality and quantity resulting from residential development now and in the future. She went on to discuss the model developed to obtain the data for the Hadley Point area. The specific areas of coverage included recharge processes, nitrate/nitrogen levels, drought conditions and saltwater intrusion. The report concluded that the study area at full build out would experience a water quality issue but not a water quantity issue. Ms. Robinson described the cumulative impact of on-site sewer disposal as elevating the acceptable contaminant level in groundwater above the state standard.

B. Sketch Plan Review – PUD-07-01 – Hamilton Station

Project Location: 831 State Highway 3, Bar Harbor Tax Map 202, Lot 33

Applicant: Hamilton Station, LLC; Shaw & Gott, LLC

Application: Proposal of a Planned Unit Development to place 65 units/lots with a commercial component on 42 acres.

The applicant requested the sketch plan review be continued until after the October 17, 2007 Planning Board meeting.

VI. OTHER BUSINESS

A. Request for Endorsement – Joel Avila

The Planning Board approved endorsement.

B. Request for Endorsement – Chuck Dawes

The Planning Board approved endorsement.

C. Rules of Procedure – Review for Possible Future Amendments & Editions

Mr. Gurtler commented on amending the language of the site visit provision to better explain its purpose.

Mr. Gurtler asked about amending the language of the neighborhood meeting provision to better explain to neighbors that suggestions made at these meetings are ideas and not mandates.

D. Town Email Address – Availability for Board Members

Ms. Krieg explained to the Board that if members would like a town email address they can get one.

E. Topics for Land Use Ordinance Amendments – For Spring 2008

Mr. Gurtler asked that parameters of drawdown tests be better explained in the ordinance. Specifically, what are the requirements of the applicant for a drawdown test?

F. Budget Requests – For Fiscal Year 2009

Ms. Krieg commented about conducting a water study for the Town Hill/Indian Point watershed.

Ms. Booher asked about studying stormwater calculations and specifications for traffic studies.

The Board discussed educational seminars and including surrounding towns.

The Board discussed studying sewer and water facilities in the Town Hill region sooner rather than later.

VII. PLANNING DIRECTOR'S REPORT

Ms. Krieg updated the Board on the Comprehensive Plan and thanked the Mount Desert Islander newspaper for helping the town produce a reader friendly guide to the Comprehensive Plan that is published in the October 4 issue.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

IX. ADJOURNMENT - 7:31 PM

Ms. Booher made a motion to adjourn. Mr. Gurtler seconded and the Board voted unanimously on the motion.

Signed as approved:

Kay Stevens-Rosa, Chair
Planning Board, Town of Bar Harbor

Date